

Project #18-2337, Ogren Property Purchase

Current Status: Application Submitted

Project Details

Primary Sponsor: Port of Allyn

Primary Contact: Lary Coppola
(360) 275-2430
lfc@portofallyn.com

Funding Program: Boating Facilities - Local

Project Type: Acquisition & Development

Project Description

This purpose of this project is to purchase the property immediately next to the Port's property. The subject property is the last piece of privately owned property directly adjacent to the Port of Allyn's boat launch. It is bordered on three sides by the Allyn Waterfront Park. The Port plans to demolish the only structure on the property - a 900 square-foot, 1940s-era house - and use the site as a staging area for boaters waiting to use the boat ramp. Currently, there is no staging or waiting area for vehicles towing boats, and they often block access to the ramp as well as the entrance/exits to the designated parking areas. Tow vehicles also tend to back up on Drum Street - the main access to the launch - and sometimes the line of vehicles waiting for access to the ramp extends out on to Highway 3. They often park on private property on the south side of Drum Street, which often creates a problem for ingress and egress to the park, as well as for the property owners on Drum Street. Creating the proposed staging area that adjoins our existing parking area would alleviate these problems.

Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer
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Project Acquisition

Acquisition Primary Purpose	Developed Recreation
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Sites Improved

Project acres developed	0.15
Project acres renovated	0.15

Completion Date

Projected date of completion	06/01/2020
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Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match Source	
Boating Facilities - Local (FY2020)	\$386,100	75.00 %		Cash Donations	\$128,700
Sponsor Match	\$128,700	25.00 %	25%		
Total Project Funding	\$514,800	100.00 %			

Project Cost Summary

		Project %	Admin/A&E %	Maximum for Selected Program
ACQUISITION COSTS				\$1,000,000
Land/Incidentals	\$416,500			
Admin	\$20,800		4.99 %	\$20,825 (5%)
Subtotal	\$437,300	84.95 %		
DEVELOPMENT COSTS				\$1,000,000
Development	\$70,000			
A&E	\$7,500		10.71 %	\$14,000 (20%)
Subtotal	\$77,500	15.05 %		
Total Cost Estimate	\$514,800	100.00 %		

Worksites and Properties

County: Mason

Legislative Districts 2012: 35

Congressional Districts 2012: 06

Sections: 20

Township: T22NR01W

Coordinates: 47.38415639
-122.82789625

Worksite #1: Ogren Property

Coordinates from Mapped Point:

Latitude: 47.38415639

Longitude: -122.82789625

Coordinates from Worksite

Directions:

Latitude:

Longitude:

Worksite Description: We will purchase the house at the very end of Drum Street that is bordered by the Port's Allyn Waterfront Park on three sides, with the fourth side fronting Drum Street. Drum Street is the main access point to the Allyn Waterfront Park, and our boat ramp, which is located at the end of Drum Street. It is our intention to demolish the house and use the land for a staging area for boaters and their tow vehicles and trailers utilizing our boat ramp, which is directly adjacent to the subject property.

Site Access Directions: Take Highway 3 south from Belfair or north from Shelton. Turn left at Drum Street in Allyn if going South, or Right if going North, and follow to the end. The subject property is the only one on the left, directly adjacent to the Port of Allyn boat ramp and pier.

Worksite Address:
18512 E. State Hwy. 3
Allyn, WA, WA 98524

Development Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
General Site Improvements		
Install lighting (general security)		
Total cost for Install lighting (general security)		\$7,500.00
Number of general security lights installed	2	
Install signs/kiosk		
Total cost for Install signs/kiosk		\$1,000.00
Number of kiosks	0 new, 0 renovated	
Number of interpretive signs/displays	0 new, 0 renovated	
Number of permanent entrance signs	6 new, 0 renovated	
Project involves installation of informational signs (yes/no)	Yes	
Parking and Roads		
Parking development		
Total cost for Parking development		\$35,000.00
Number of vehicle parking stalls	0 new, 6 renovated	
Number of vehicle with trailer parking stalls	0 new, 16 renovated	
Number of accessible parking stalls - Vehicle	2	
Number of accessible parking stalls - Vehicle with trailers	16	
Select the parking surfaces	Concrete, Gravel	
Select the parking enhancements	Security lighting, Staging area	
Site Preparation		
General site preparation		
Total cost for General site preparation		\$9,500.00
Acres of site preparation	0.15	
Buildings / structures to be demolished	The existing structure on the site, a 1940s-era, 900 square foot house, would be demolished, once any required environmental mitigation has been accomplished.	
Select the site preparation activities	Demolition, General site prep activities, Mobilization	
Utilities		
Install power utilities		
Total cost for Install power utilities		\$7,500.00
Select the power utilities	Power line, Power poles	
Cultural Resources		
Cultural resources		
Total cost for Cultural resources		\$2,000.00
Acres surveyed for cultural resources	0.15	
Permits		
Obtain permits		
Total cost to Obtain permits		\$7,500.00
Number of permits required for implementation of project	4	
Architectural & Engineering		
Architectural & Engineering (A&E)		
Total cost for Architectural & Engineering (A&E)		\$7,500.00

Development Questions

- 1 of 7

Is the worksite(s) located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site? If yes, name the area and specify if the land is owned by local, state or federal government.

Yes, While the property isn't technically part of the existing park, the property in question is bordered by the Port of Allyn's Waterfront Park on three sides. The fourth side fronts on a Mason County street. Once acquired, the property will become part and parcel of the Allyn Waterfront Park.
- 2 of 7

Identify the source of funds (i.e. federal grant, Conservation Futures, local appropriations, private land donation, etc.) that was originally used to acquire the property.

The funding to originally acquire the property for the Allyn Waterfront Park came from Port of Allyn reserve funds. The purchase was approved on April 4, 1979, via Port of Allyn Resolution #56.		
3 of 7	Cultural Resources: Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM. Yes, As part of another project currently underway at the Allyn Waterfront Park, a complete Archeological and Cultural Resources Survey was done on the entire Allyn Waterfront Park by Aqua Terra Cultural Resource Consultants, and included the property being acquired. Tribes consulted are the Skokomish and Squaxin Island Tribes. The Skokomish didn't respond at all to our letter as per the Governor's Executive Order. The Squaxin Island tribe responded after the 30-day deadline with an email inquiring how much ground would be disturbed. We advised them and the ADHP that it would be approximately 30 square feet that had been disturbed and paved over at least twice previously. The ADHP required us to do a Archeological Survey on the project site anyway. The Cultural Resources Assessment found no artifacts on the park property or the property being acquired. The Since the Port has at least two other projects slated for the park that may require ground disturbance, we decided to do a complete survey on the entire park, including the property we are seeking to acquire with this grant. We have notified both ADHP and the Squaxin Tribe of the results. The consultants notified both the tribe and ADHP of the results of the survey and as of this date, the tribe has given us written approval. We are still waiting for final approval from ADHP , but expect it shortly. We will provide this written documentation upon your request.	
4 of 7	Describe existing worksite site conditions. The answer to this question will be used in cultural resource consultation so please provide detailed information. The site contains a 1940s-era, 900 square foot home in poor condition. It is bordered on three sides by the Port of Allyn Waterfront Park, and on the fourth side by a Mason County street. The land is flat and at the same ground level as the rest of the part and the immediately adjacent property.	
5 of 7	Cultural Resources: Describe any proposed ground disturbing activities that will take place as part of your project. This includes work conducted by hand or mechanized tools. Provide specific information including length, width, and depth of the ground disturbance. Ground disturbing work includes all restoration activities, geotech, fencing, demolition, etc. Avoid subjective phrases such as "ground disturbing activities will be minor". The existing structure will be demolished. The final method of demolition won't be determined until environmental assessments for asbestos and lead paint are completed. Once that is done and any hazardous substances mitigated, the structure will be demolished via conventional methods. The amount of ground disturbance can't be determined until the demolition occurs, however, the land the structure sits upon is flat and at the same grade level as the rest of the park, so ground disturbance is expected to be minimal.	
6 of 7	Give street address for this worksite if available. 18512 E. State Highway 3 Allyn, WA 98524	
7 of 7	Cultural Resources: Are there any structures existing on the property (including tidegates, dikes, residential structures, bridges, rail grades, etc.)? If so, please list all existing structures. Indicate if any of these structures will be altered or demolished as a result of the project, and provide the following for each structure that could be altered or demolished: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photo of each altered structure. Yes, The only structure on the property is a 900 square foot home believed to have been constructed in the 1940s, although there are no legal documents available to confirm this, or any other subsequent alterations. The name of the structure is the Ogren Property. It will be completely demolished.	

Property for Ogren Property Worksite #1: Ogren Property

Activity: Acquisition, Development	Planned Acquire Date: 01/01/2019	Proposed Acres: 0.15
Property Grantor ,	Ownership Instrument Type: Deed - Other Purchase Type: Fee ownership Term Length: Perpetuity Expiration Date: Note: Mason County Parcel Number 122205009001	
Landowner Type: Local Government		

Acquisition Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
Real Property Acquisition		
Land		
Total cost for Land		\$375,000.00
Acres by Acreage Type (fee simple) - Lake	0.00	
Acres by Acreage Type (fee simple) - Riparian	0.00	
Acres by Acreage Type (fee simple) - Tidelands	0.00	
Acres by Acreage Type (fee simple) - Uplands	0.15	
Acres by Acreage Type (fee simple) - Wetlands	0.00	
Acres zoned as agricultural land	0.00	
Existing structures on site	Structures to be demolished	
Market value of property improvements	\$375,000.00	
Date available for public use	09/01/2019	
Incidentals		
Appraisal		
Total cost for appraisal		\$3,000.00
Appraisal Review		
Total cost for appraisal review		\$2,500.00
Closing, Recording, Taxes, Title		
Total cost for Closing, Recording, Taxes, Title		\$12,000.00
Demolition		
Total cost for Demolition		\$12,500.00

Buildings / structures to be demolished

The only existing structure on the property - a 900 sq. ft., 80-year old (approximately) home in poor condition.

Environmental Audits

Total cost for environmental audits

\$10,000.00

Signs (Acq)

Total cost for Signs(Acq)

\$1,500.00

Number of permanent signs that identify site and funding partners 6

Administrative Costs (Acq)

Administrative costs (Acq)

Total cost for Administrative costs (Acq)

\$20,800.00

Acquisition Questions

- 1 of 3 **Has the applicant requested and/or received a "waiver of retroactivity" from the RCO for the property in question? If yes, what was the sellers name, the approval date, and waiver number?**
No - but we may need to do so
- 2 of 3 **Are there, or will there be, encumbrances that limit the proposed uses for the site (e.g., additional easements, covenants, lease back, life estate, sharecropping agreement, or other)? If yes, explain:**
No
- 3 of 3 **Does the applicant hold an option agreement on the property? If yes, what date will it expire?**
Yes - there is no expiration pending the outcome of this grant application. The sellers have indicated a willingness to be as flexible as possible to work with us.

Overall Project Questions

- 1 of 22 **Does the project site or project boundary lie within the urban growth area boundary of a city or town with a population of 5,000 or more? If yes, name the community and attach one map called Population Proximity Map under the Attachment Tab in PRISM.**
Yes. It is within the Allyn UGA.
- 2 of 22 **Describe any ground disturbing work that will be necessary as part of the design process, such as geotech work. Include anticipated number of test sites, depth of disturbance, location, etc.**
The site is at the same ground level as the rest of the park. The only groundwork after the demolition of the structure will be the distribution of gravel on the site.
- 3 of 22 **How and when will the site be made open and accessible for public outdoor recreation use (signing, site improvements, parking, etc.)?**
We anticipate no later than June 1, 2020
- 4 of 22 **Describe the development plans for the site within the next five (5) years. If applicable, describe any plans to phase development.**
The existing structure will be demolished. The property will be utilized as a dual-lane staging area for boaters waiting their turn at the boat ramp. It adjoins a parking area for boaters who have launched their boats at our boat ramp, which is directly adjacent to the subject property.
- 5 of 22 **Explain any existing non-recreational or non-public uses that will continue and/or will be allowed within the project area boundary (e.g. life estate, agricultural, grazing leases, etc.).**
None
- 6 of 22 **When will the project be completed and made available to the public for outdoor recreation uses? Please note that funding may not be awarded for about one year from application submittal and it may take one or more years for you to complete the project.**
We anticipate this being a short timeline project once funding is approved and made available - 30 days or less. Our target date for completion is June 1, 2020 - or sooner, depending upon the funding schedule.
- 7 of 22 **Describe any required mitigation as a result of the action in this proposal. Will mitigation occur on this site or another location?**
No mitigation on the site itself is anticipated to be required. The only environmental mitigation we expect to be required is for any asbestos and/or lead paint that may be found inside the structure before it is demolished.
- 8 of 22 **Are overhead utility lines present at the site, and if so explain how they will be relocated or buried.**
Yes, They will be buried prior to the demolition as part of another project.
- 9 of 22 **Will this proposal create a new public park/recreation area where none presently exists? If yes, what will the area be named?**
Yes - but it will become an addition to the existing Allyn Waterfront Park, which borders the property on three sides.
- 10 of 22 **Will this proposal renovate or expand an existing public park/recreation area? If yes, what is the name of the existing area?**
Yes - The Allyn Waterfront Park
- 11 of 22 **How does this proposal implement goals in your agency's planning document and/or the Statewide Comprehensive Plan (include references)**
Yes - it is included as part of our amended 2018 Comprehensive Scheme of Harbor Improvements.
- 12 of 22 **Is this project scope part of a larger effort not reflected in the project application? If so, briefly describe the larger effort, funding amount(s) and source(s).**
Yes. We have two additional projects going on at the Allyn Waterfront Park. The first is to create a full-service transient marina on our existing floating dock at the end of our existing pier. We will be bringing power and water down the pier to the floating dock, which already has existing pump-out facilities. The pier is right next to the boat ramp, and this proposed acquisition is directly across the parking lot from the ramp, which is less than 75 feet away. That is what makes it an ideal location for staging of vehicles waiting to get on the ramp, as well as easy parking for boat trailers, because it adjoins our existing parking lot. The second project is the restoration and relocation of the historic Sargent Oyster House to the waterfront, approximately 100 yards north of the existing pier. The second project is the restoration and relocation of the historic Sargent Oyster House to the waterfront. The building was moved to our parking area by the Department of Fish and Wildlife in 2014. The Port is restoring the building with the help of the North Bay Historic Society. It will be moved to the site of the Port's former launch ramp, which will be removed in 2019, and used as a museum showcasing the history of the shellfish industry on North Bay.

- 13 of 22** Describe the nature of any existing rights-of-way, easements, reversionary interests, etc. to the project area.
Except for the parcel this application is seeking funding to acquire, the Port owns all other rights-of-way and easements except for Drum Street, and Mason County public road that dead ends at the boat ramp.
- 14 of 22** Is the project on State Owned Aquatic Lands? Please contact the Washington State Department of Natural Resources to make a determination. (www.dnr.wa.gov/Publications/aqr_land_manager_map.pdf)
No
- 15 of 22** Does your project address or accommodate the anticipated effects of climate change? If yes or maybe, please describe how.
Maybe, Shortening the distance waiting boaters have to travel to launch their boats, as well as creating significant organization for the launch process which doesn't currently exist will greatly reduce waiting times to use the ramp. This may reduce the overall amount of carbon released into the air from vehicles idling as they wait their turn to use the launch ramp. And shortening the distance they have to travel to launch and then to park their tow vehicles, will also contribute to that reduction in a small, but cumulative way as well.
- 16 of 22** When this project is completed, what are the projected economic benefits to the community or region? Consider factors such as employment, tourism, environmental improvements, property values, tax revenues, and benefits to human health and wellness. The economic benefits may be realized by government, private businesses, or the general public. Reference existing studies or data. (750 characters max)
We anticipate to main benefit will be derived by the additional launch and parking fees the Port will collect. This will be additional money the Port will use to help fund other community projects and well as use for maintenance and upkeep of its existing facilities. A secondary community benefit will be in the form of new revenue to local merchants from additional users of the Port facilities.
- 17 of 22** Who will be responsible for administration, design, and/or implementation of this project (i.e. in-house staff, paid consultants, contractors, volunteers, other agency staff, etc.)? Explain.
Our in-house staff will handle every phase of managing this project. Our Executive Director has a strong construction management background, and has served as General Foreman for a number of electrical contractors on major projects including a 28-story bank and office building, computer processing center for a major banking chain, telephone switching office, numerous condominium projects and more. He is also very familiar with permitting issues and served on the Kitsap County Planning Commission for 8 years, including two terms as Chairman, as well as chaired the joint Port Orchard/Kitsap County UGA expansion committee. As Mayor of the City of Port Orchard, he initiated and oversaw the complete overhaul of the City's permitting system. Our maintenance staff are also experienced construction people with years of hands-on project management experience. Our Operations Manager, who has been with the Port for the past 17 years, is familiar with the paperwork associated with grant-funded RCO and WSDOT projects as well. Between us, we're very confident we have the expertise in-house to oversee the demolition of a 900 square-foot house and installation of two light poles, signage, and gravel on level land.
- 18 of 22** Do you plan to restrict or limit general public availability or use of the site in any way? If yes, describe the type of restriction, the portion of the project area that will be restricted (an illustrative map may be requested), and the reason(s) the public will be restricted.
No
- 19 of 22** Does this application contain state, federal or other grants as part of the "sponsor match"? If "yes," name the grant(s) and date grant will be available.
No
- 20 of 22** Does this application contain elements required for mitigation for other project(s)? If yes, explain:
No
- 21 of 22** Is this project a subsequent phase to a previously funded RCFB project? If yes, please identify the grant project number(s) if known.
No
- 22 of 22** Do plans exist for interim non-public use of the project site? If yes, explain the interim non-public use and whether or not income will be derived through that use:
No

Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Archeological & Cultural Resources (EO 05-05)				
Building Permit				
Clear & Grade Permit				
Permit Questions				
1 of 1	Will this project require a federal permit? If this project requires a federal permit, will the scope of that permit cover ALL proposed ground disturbing activities included in this project? You may need to request a pre-application meeting with the permitting agency to answer this question. No			

Project Attachments

Attachment Type	Title	Attach Date
Application Review Report	Application Review Report, 18-2337C(rtned 11/29/18 10:46:40).pdf	11/29/2018
Control & Tenure Documentation	Control and Tenure Form.pdf.pdf	11/06/2018
Evaluation: Project presentation - Tech Review	BFG_Ogren Power Point.pptx	11/08/2018

Mtg		
Map: Boundary map – Draft	Boundary Map - Draft.pdf.pdf	11/07/2018
Map: Parcel map	Ogren Parcel Map.pdf.pdf	11/06/2018
Photo	Picture4.jpg.jpg	01/14/2019
Photo	Picture3.jpg.jpg	01/14/2019
Photo	PortOfAllyn-GroundsStaging-20190108.jpg.jpg	01/14/2019
Photo	Ogren #3.JPG.jpg	11/06/2018
Photo	Ogren#2.JPG.jpg	11/06/2018
Photo	Ogren#1.JPG.jpg	11/06/2018
Project Application Report	Application Report, 18-2337C (submitted 11/07/18 14:02:45).pdf	11/07/2018
Site Plan: Conceptual Site Plan	Conceptual-Site-Plan-20181106a.jpg.jpg	11/06/2018
Site Plan: Development site plan	Development-Site-Plan-20181106a.jpg.jpg	11/06/2018

Application Status

Application Due Date: 11/07/2018

Status	Status Date	Name	Notes
Application Submitted	01/14/2019	Lary Coppola	Hi Lary, I am returning your application so you can make changes to the PRISM portion of it. Please note that I looked it over and have a few comments for you in the "review application" screen. Let me know if you have trouble finding that page. Also, please note that you are going to need to resubmit your application on PRISM by the technical completion date, which is around January 4. We will send you reminders as we get closer to this date. In the mean time I'm sure we will be in touch- and let me know if you have questions. Kim
Application Returned	11/29/2018	Kim Sellers	
Application Submitted	11/07/2018	Lary Coppola	
Preapplication	09/14/2018		

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Lary Coppola, 01/14/2019)